

GEORGE WIMPEY WEST YORKSHIRE LIMITED
DIRECTORS' REPORT AND FINANCIAL STATEMENTS
31 DECEMBER 2013

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GEORGE WIMPEY WEST YORKSHIRE LIMITED

DIRECTORS' REPORT

The Directors present their report and the unaudited financial statements of the Company for the year ended 31 December 2013

Principal activities

The Company did not trade during the year and as a result no profit and loss account or statement of recognised gains and losses are shown

Going concern

The Company is indirectly dependent on Taylor Wimpey plc ("TW plc") to support the recoverability of its intercompany receivables and investments

The Directors of the Company have confirmed with TW plc that it will continue to provide the necessary financial support to the Company, for a period of at least 12 months from the date of approval of these financial statements

TW plc is the ultimate parent of the Taylor Wimpey group ("the Group") The Group is profitable and has a strong balance sheet In the year the Group refinanced its committed financing facilities with the earliest maturity date of 2018

The Directors of the Company are of the view, at the time of approving the financial statements, that there is a reasonable expectation the Company will be able to remain in existence for the foreseeable future Accordingly the financial statements have been prepared on a going concern basis

Qualifying third party indemnities

Taylor Wimpey plc has granted indemnities in favour of the Directors and officers of its Group subsidiary companies against financial exposure that they may incur during their professional duties (including the Directors and officers of this company) These have been granted in accordance with section 234 of the Companies Act 2006

Directors

The Directors who held office during the year and to date are given below

P R Andrew
D E Smith

Small company provisions

This report has been prepared in accordance with the special provisions of section 415A of the Companies Act 2006 relating to small companies

By order of the Board



C R Clapham
Company Secretary
Gate House
Turnpike Road
High Wycombe
Buckinghamshire
HP12 3NR

Date 8th May 2014

GEORGE WIMPEY WEST YORKSHIRE LIMITED**BALANCE SHEET****As at 31 December 2013**

	Notes	2013 £'000	2012 £'000
Fixed assets			
Investments in subsidiary undertakings	4	-	-
Investment in associated undertakings	5	-	-
Current assets			
Debtors -			
Amounts falling due after more than one year	6	8,054	8,054
Net assets		<u>8,054</u>	<u>8,054</u>
Capital and reserves			
Called up share capital	7	8,000	8,000
Profit and loss account		54	54
Shareholders' funds		<u>8,054</u>	<u>8,054</u>


The Directors are satisfied that for the year ended 31 December 2013 the Company was entitled to exemption under section 480 of the Companies Act 2006 relating to the audit of financial statements

The members have not required the Company to obtain an audit in accordance with section 476 of the Companies Act 2006

The Directors acknowledge their responsibility for complying with the requirements of the Companies Act 2006 with respect to accounting records and the preparation of financial statements

The financial statements of George Wimpey West Yorkshire Limited (registered number 686254) were approved by the Board of Directors and authorised for issue on 8th May 2014

They were signed on its behalf by



P R Andrew
Director

GEORGE WIMPEY WEST YORKSHIRE LIMITED

NOTES TO THE FINANCIAL STATEMENTS

For the year ended 31 December 2013

1 Accounting policies

The following accounting policies have been used consistently in both the current and prior year unless otherwise stated in dealing with items considered material

Basis of preparation

The financial statements have been prepared under the historical cost convention and in accordance with applicable accounting standards

The Company had no transactions during the year and has made neither a profit nor a loss. No profit and loss account has therefore been prepared.

These financial statements contain information about George Wimpey West Yorkshire Limited as an individual Company and do not contain consolidated financial information as the parent of a group. The Company is exempt under section 400 of the Companies Act 2006 from the requirement to prepare consolidated financial statements as it and its subsidiary undertakings are included in the consolidated financial statements of its ultimate parent undertaking, Taylor Wimpey plc, a company registered in England and Wales.

Going concern

The Company is indirectly dependent on Taylor Wimpey plc ("TW plc") to support the recoverability of its intercompany receivables and investments.

The Directors of the Company have confirmed with TW plc that it will continue to provide the necessary financial support to the Company, for a period of at least 12 months from the date of approval of these financial statements.

TW plc is the ultimate parent of the Taylor Wimpey group ("the Group"). The Group is profitable and has a strong balance sheet. In the year the Group refinanced its committed financing facilities with the earliest maturity date of 2018.

The Directors of the Company are of the view, at the time of approving the financial statements, that there is a reasonable expectation the Company will be able to remain in existence for the foreseeable future. Accordingly the financial statements have been prepared on a going concern basis.

Cash flow statement and related party transactions

The Company is part of the Taylor Wimpey plc Group and is included in the consolidated financial statements of Taylor Wimpey plc, which are publicly available. Consequently, the Company has taken advantage of the exemption from preparing a cash flow statement under the terms of FRS 1 (Revised 1996). The Company is also exempt under the terms of FRS 8 from disclosing related party transactions with wholly owned subsidiaries of the Taylor Wimpey plc Group or investees of the Taylor Wimpey plc Group.

2 Employee numbers

The Company did not employ any persons during the year (2012: none).

3 Directors' remuneration and benefits

Directors' remuneration paid by the Company in the year amounted to £nil (2012: £nil). All Directors' remuneration is borne by the parent company, Taylor Wimpey UK Limited.

4 Subsidiary undertakings

The Company holds shares in its wholly owned subsidiary undertaking Egerton Contracts Limited, a company registered in England and Wales.

Egerton Contracts Limited holds land on behalf of the Company, is dormant and has its year end on 31 December.

The Company acts as an undisclosed agent for Taylor Wimpey UK Limited, a fellow subsidiary of the Taylor Wimpey plc Group. As a result, the assets of the Company are held beneficially by Taylor Wimpey UK Limited and are accounted for by that company.

GEORGE WIMPEY WEST YORKSHIRE LIMITED
NOTES TO THE FINANCIAL STATEMENTS (continued)
For the year ended 31 December 2013

5 Investment in associated undertakings

	Shares £
Cost and net book value at 1 January 2013 and 31 December 2013	100

The Company holds 50% of the ordinary share capital of Weaver Developments (Woodfield Plantation) Limited, a company incorporated to purchase land from the Health Authority and Doncaster Borough Council and which has its year end on 31 December and is incorporated in England and Wales

Weaver Developments (Woodfield Plantation) Limited is a dormant company

6. Debtors

	2013 £'000	2012 £'000
Amounts falling due after more than one year		
Amount owed by parent undertaking	8,054	8,054

Amounts are due from the parent undertaking, are unsecured, non-interest bearing and are repayable on demand. The Directors have, however, formally notified the parent undertaking that the outstanding balance will not fall due before 1 January 2015 and as such the debtor has been classified as long term

7. Called up share capital

	2013 £'000	2012 £'000
Authorised		
8,000,000 ordinary shares of £1 each	8,000	8,000
Allotted, called up and fully paid		
8,000,000 ordinary shares of £1 each	8,000	8,000

8. Indemnity

The Company had no activity in the year other than acting as an undisclosed agent for Taylor Wimpey UK Limited, a fellow subsidiary of the Taylor Wimpey plc Group. As a result, Taylor Wimpey UK Limited holds or incurs assets and liabilities as a trustee on behalf of the Company and the Company will be indemnified accordingly

9. Parent company

The immediate parent undertaking is Taylor Wimpey UK Limited, a company registered in England and Wales

The largest and smallest group in which the results of the Company are consolidated is Taylor Wimpey plc, the Company's ultimate parent company and controlling party and a company registered in England and Wales. A copy of Taylor Wimpey plc's financial statements may be obtained from Companies House, Crown Way, Cardiff CF14 3UZ